

California Debt Limit Allocation Committee
December 5, 2003 Final Staff Recommendations to be Considered on December 17, 2003
Qualified Residential Rental Project Pool Applications

RURAL PROJECT POOL: \$7,497,510 available in Round 4

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-235	CSCDA	Kearney Palms Senior Apts.	Fresno	Senior	0	35	10	10	5	0	8	10	7.5	10	10	7	0	112.5	\$66,250	\$5,300,000	\$5,300,000
Tentative Total - QRRP Rural Project Pool:																				\$5,300,000	\$5,300,000

MIXED INCOME POOL: \$57,480,910 available in Round 4

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-236	RDA of the City of Livermore	Livermore Independent Senior Apts.	Alameda	Senior	0	7	10	10	5	0	10	15	10	10	10	7	0	94	\$333,333	\$15,000,000	\$15,000,000
03-230	CSCDA	Courtland Senior Apts.	San Luis Obispo	Senior	0	5	10	7.5	5	0	9.9	15	10	10	10	7	0	89.4	\$191,477	\$8,425,000	\$8,425,000
03-231	CSCDA	Northwest Gateway Apts.	Los Angeles	Family	0	6	10	10	5	0	0	10	7.5	10	10	7	0	75.5	\$772,878	\$47,000,000	\$0
Tentative Total - QRRP Mixed Income Project Pool:																				\$70,425,000	\$23,425,000

The following Mixed Income Pool Project was WITHDRAWN by the applicant.

03-232	CSCDA	Sea Colony Apts.	Ventura	Family	0	6	10	10	5	5	0	0	5	5	10	7	0	63	\$473,684	\$18,000,000	
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GENERAL POOL: \$184,938,579 available in Round 4

APPL. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUESTED AMOUNT	RECOMMENDED AMOUNT
03-222	HA of the City of Fontana	Fontana III Senior Apts.	San Bernardino	Senior	0	35	10	10	5	0	10	10	10	10	10	7	0	117	\$73,913	\$6,800,000	\$6,800,000
03-237	City of Los Angeles	Colonia Corona Apts.	Los Angeles	Family	0	35	10	10	5	5	10	15	7.5	10	0	7	0	114.5	\$136,543	\$3,517,798	\$3,517,798
03-169	CSCDA	Park View Apts.	Ventura	Senior	0	25	10	10	5	0	10	15	10	10	10	7	0	112	\$85,340	\$4,181,642	\$4,181,642
03-238	CalHFA	Murphy Ranch II Apts.	Santa Clara	Family	0	35	10	9.1	5	5	10	0	7.5	10	10	7	0	108.6	\$195,540	\$7,235,000	\$7,235,000
03-242	CalHFA	Oak Village Apts.	Alameda	Family	0	35	10	10	5	0	10	15	10	10	0	2	0	107	\$49,569	\$5,750,000	\$5,750,000
03-229	CSCDA	Cottonwood Village Apts.	Kern	Family	0	31	10	0	5	5	10	15	10	0	10	7	0	103	\$58,823	\$5,000,000	\$5,000,000
03-117	CSCDA	Plymouth West Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	10	10	10	0	2	0	102	\$36,475	\$7,149,030	\$7,149,030
03-227	CSCDA	Bay Vista at Meadow Park Apts. (2003 Round 4)	Marin	Family	0	35	10	0	5	5	10	10	7.5	0	10	7	0	99.5	\$160,550	\$5,000,000	\$5,000,000
03-239	CalHFA	Newport Senior Apts.	Orange	Senior	0	30	10	9	5	0	10	0	7.5	10	10	7	0	98.5	\$72,017	\$8,570,000	\$8,570,000
03-240	HA of the City of San Luis Obispo	Atascadero Senior Apts.	San Luis Obispo	Senior	0	35	10	7.5	5	0	10	0	7.5	10	10	2	0	97	\$83,816	\$1,592,507	\$1,592,507
03-241	ABAG	Antelope Senior Apts.	Sacramento	Senior	0	30	10	10	5	0	6.4	0	7.5	10	10	6	0	94.9	\$49,792	\$7,170,000	\$7,170,000
03-224	CSCDA	Hanford Senior Villas Apts.	Kings	Senior	20	35	10	0	5	0	10	0	7.5	5	0	2	0	94.5	\$29,787	\$1,400,000	\$1,400,000
03-175	CSCDA	Breezewood Village Apts.	Solano	Family	0	30	10	8.6	5	5	0	0	10	7.5	10	7	0	93.1	\$102,687	\$8,215,000	\$8,215,000
03-197	ABAG	Geneva Pointe Apts.	Sacramento	Family	0	21	10	10	5	5	10	0	5	10	10	6	0	92	\$154,176	\$13,070,000	\$13,070,000
03-225	CSCDA	Villa San Joaquin Apts.	Kings	Family	20	35	10	0	5	0	10	0	7.5	0	0	2	0	89.5	\$24,143	\$845,000	\$845,000
03-233	CSCDA	Hawthorne Terrace Apts.	Los Angeles	Family	0	35	10	10	5	0	0	10	7.5	10	0	2	0	89.5	\$40,404	\$4,000,000	\$4,000,000
03-223	CSCDA	Desert Springs Apts.	San Bernardino	Family	0	30	10	0	5	5	0	10	2.5	10	10	7	0	89.5	\$62,030	\$12,530,000	\$12,530,000
03-109	City of Long Beach	Decro Long Beach Portfolio	Los Angeles	Family	0	27	10	5	5	0	10	15	10	0	0	2	0	84	\$59,516	\$15,236,000	\$15,236,000
03-110	City of San Jose	Del Oro Apts.	Santa Clara	Family	0	25	10	0	5	0	0	15	5	10	0	7	0	77	\$123,214	\$8,625,000	\$8,625,000
03-226	CSCDA	Spring and Encino Apts.	Imperial	Family	20	25	10	0	5	0	10	0	2.5	0	0	0	0	72.5	\$31,579	\$3,000,000	\$3,000,000
03-228	CSCDA	Almaden Plaza/Twin Trees Apts.	Santa Clara	Family	0	35	10	0	5	0	8	0	10	0	0	2	0	70	\$65,421	\$7,000,000	\$7,000,000
Tentative Total - QRRP General Pool:																				\$135,886,977	\$135,886,977

* Rural Projects transferred per CDLAC Procedures Section 17.III.B. from the Rural Pool to the General Pool.

** Staff intends to recommend transfer of allocation from the General Pool to the Mixed Income Pool sufficient to fund all projects in the Mixed Income Pool.

*** Recommendation contingent upon resolution of issue regarding Legal Status Questionnaire.